





7.13. Urban Canopy 1 (formerly Bush Garden East)

PRECINCT DESCRIPTION

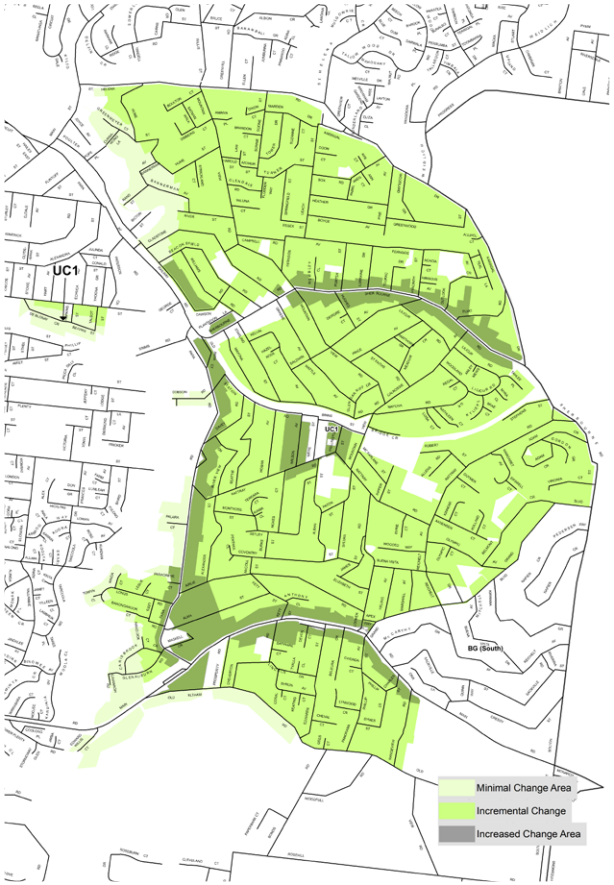
The Urban Canopy 1 (UC1) precinct consists of two areas. One large area in north-eastern Banyule crossing the suburbs of Montmorency and Lower Plenty and a smaller section near the eastern end of Nell Street in Greensborough.

Featuring generally hilly topography, the precinct is characterised by large native trees that provide a backdrop for mainly post war detached dwellings in mature garden settings.

Dwellings are predominantly modest Post war, 1960s and 1970s buildings and some more recent modern developments with hipped roofs and narrow, boxed eaves. Increasing numbers of multi-dwelling developments which feature contemporary and minimalist architecture styles. Older dwellings tend to be weatherboard but newer dwellings are a mix of brick, and brick and weatherboard.

Front and side setbacks provide for landscaping and create a sense of openness. Side driveways and garages are provided, often as part of the building design or a garage/car port adjacent to the dwelling.

Front fences are not always present, with gardens often extending beyond the property boundary to the footpath or kerb. Occasional low basalt or sleeper retaining walls define front boundaries. Front gardens are generally either low level or established, however most contain native plants and usually at least one substantial tree such as a Eucalypt.



EXISTING CHARACTERISTICS

Architectural style	• Predominantly 1950s, 1960s and 1970s, with some Inter-War buildings. • Increasing multi-dwelling developments which feature contemporary and minimalist architecture styles. • Roof and plan forms include hipped roofs with narrow, boxed eaves.
Subdivision pattern	• Modified grid responding to topography with occasional court bowl
Topography and ridgelines	• Undulating, sloping down towards the Plenty River valleys. • Northern Foothills land is hilly, with views available across the valley. • The Foothill Ridgeline runs north-south providing a key green backdrop.
Dwelling type	• Predominantly detached dwellings with some multi-unit developments
Materials and form	• Weatherboard for older dwellings, a mix of brick and weatherboard for newer dwellings • Mostly warm tones, browns, creams and greens, some newer dwellings feature cool greys and browns. • A mix of corrugated steel and tiles in red and grey for roofs.
Setbacks	• Front setbacks are generally 7 – 9metres. • Side setbacks generally 3 and 4 metres.
Height	• Usually single storey, • Increasing trend towards double storey dwellings
Vehicle storage and access	• Garages & carports provided, frequently on the side
Garden styles	• gardens are a dominant features in the streetscape and are generally well developed with a mix of native and exotic trees and shrubs • Newer dwellings often contain low scale, establishing gardens and manicured lawns.
Vegetation Cover	• Frequent native high canopy trees, including remnant Red Gums, sometimes forming a semi-closed canopy. • Remnant Eucalypt canopy, on public and private land, is noticeable throughout.
Front fencing	• General absence of front fences. • Occasional low basalt or sleeper retaining walls define front boundaries
Public realm	• Street trees and footpaths are present • Gardens often extend beyond the property boundary to the footpath or kerb

KEY THREATS IN UC1

- Removal of canopy trees and subsequent decreased planting of indigenous or native trees and understorey vegetation and increased use of non-native vegetation.
- Excavation for dwelling sites, driveways or garages, rather than building to follow the topography.
- Buildings that dominate the streetscape and backdrops, or are inappropriate due to scale, architectural style, form or building materials.
- Construction of front fences.
- The incremental increase and visual dominance of vehicle crossovers, driveways and car parking spaces in the streetscape.

URBAN CANOPY 1 PREFERRED CHARACTER STATEMENT

Development in the Urban Canopy 1 precinct is sited beneath the tree line with a canopy of indigenous and other native vegetation dominating the streetscape. This is achieved through an emphasis on protecting trees and creating new opportunities for vegetation throughout sites. The area will provide for a mix of well-designed single dwellings and limited medium density dwellings that sit below large trees, with space around and between dwellings to create an attractive, well landscaped and treed setting.

New development responds positively to the design elements of development in the surrounding precinct. Excavation and building envelopes are minimised to enable enough space for canopy trees to be planted and become established. New dwellings are positioned consistent with the predominant front setback with sufficient space for shrubs and tree planting, maintaining open front boundary treatments. Space for retention and planting of large canopy trees in the rear of the dwelling will assist with the protection and enhancement of the valued canopy. Buildings do not detract from the surrounding tree canopy and the scenic and environmental qualities of ridgelines are maintained.

Existing canopy trees are retained with space around them to thrive. Informal gardens are encouraged using indigenous and native trees and plants. Street trees, as well as the views of trees on private property from the street are protected and enhanced.

Developments are designed with only one single width crossover and a driveway that is softened with curves and vegetation. Basement ramps, carports, garages and open car parking spaces do not dominate the streetscape.

Urban Canopy 1 **minimal** change areas have significant biodiversity values and development is anticipated to consist of single dwellings that reflect the existing neighbourhood character and integrated with and sensitively designed to respect the character of these locations

Urban Canopy 1 **incremental** change precincts will experience modest infill opportunities including a mix of sensitively designed single dwellings and some dispersed medium density dwellings respecting the existing characteristics of the precinct.

Urban Canopy 1 **increased** change areas, located along streets adjacent to Main Road in Montmorency and Lower Plenty, Para Road, around the Were Street Shopping precinct and Sherbourne Road in Montmorency will see the character evolve over time. Development of up to 3 storeys will enable space for planting around more dense development, potentially greater site coverage, and smaller setbacks than incremental precincts.



URBAN CANOPY 1 - NEIGHBOURHOOD CHARACTER OBJECTIVES

All areas

- To maintain and enhance the native vegetation dominated vistas, streetscapes and backdrops, retain remnant indigenous vegetation, and encourage the replanting of indigenous plants.

Minimal

- To maintain and strengthen the spaciousness and landscaped character by maintaining consistency of current front setbacks with sufficient space to enable tree planting in front and rear gardens.

Minimal and Incremental

- To ensure new development reflects the design elements including the form and style of development in the surrounding precinct.
- To minimise excavation, and the dominance of vehicle access, carports and garages as viewed from the street.
- To maintain the views of gardens and trees from the street through providing no front fences.

Incremental and Increased

- To maintain and strengthen the vegetated character of front gardens by positioning dwellings with sufficient space to enable a tree planting in front gardens.

Increased

- To provide vehicle access, carports and garages behind the dwelling as viewed from the street.
- To retain the view of gardens and trees from the street through open front boundary treatments.

City Wide

- To ensure that developments on or near ridgelines retain existing trees, sit below the tree canopies, minimise excavation, and enable further tree planting to form a continuous canopy, so that the scenic quality is maintained and enhanced.
- To ensure development adjacent to parks and open spaces provides an active façade to improve safety and engagement with the public realm.
- To ensure development adjoining or adjacent to a heritage place is respectful of the significance, character, scale, setbacks, and form of the heritage place

URBAN CANOPY 1 DESIGN GUIDELINES

Change Area	Design Response
Building Form and Materials	
All areas	• Reflect the main design elements of the surrounding dwellings through careful attention to the roofing form, window proportions and wall heights. • Ensure wall and roof materials blend with existing materials in the streetscape and vegetated landscape setting. • Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise in height. Variations may be acceptable in increased change areas for developments that demonstrate exemplary design outcomes. • Ensure variation between each dwelling of a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation and other design detailing. • Design site services, including utility meters and mailboxes, to be integrated within the design of the development and co-located where possible to minimise their visual impact on the street. • Locate and screen site services, including air conditioning units, hot water systems, rainwater tanks, solar panels, storage sheds and bin storage areas to minimise their visual impact on the street and adjoining properties. • Design and site new buildings at or near ridgelines so that cut and fill is minimised and the building sits below the height of trees along the ridgeline. • Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines.
Minimal and Incremental	• Design development to reflect the existing building height of up to two storeys.
Increased	• Design development to reflect a preferred building height of up to three storeys.

Change Area	Design Response
Siting and Setbacks	
All areas	• For corner sites, the front setback of a dwelling facing the side street should be at a transition between the predominant setback along the side street, and the side setback of the dwelling facing the front street. • Set buildings back a minimum of 5 metres from the rear property boundary to enable the planting and growth of medium to large canopy trees and understorey vegetation.
Minimal	• Locate dwellings in line with the predominant front setback of dwellings along the street with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Provide a minimum of 5 metres separation between each dwelling to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 60 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 35 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 55 per cent.
Minimal and Incremental	• Set buildings back a minimum of 3 metres from one side boundary and 1 metre from the other side boundary to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. • Design buildings at the rear of a site to follow the topography of the land and respond sensitively to each interface with generous side and rear setbacks that are screened with vegetation.
Incremental	• Locate dwellings in line with the predominant front setback of dwellings along the street or a minimum of 8 metres with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Provide a minimum of 4 metres separation between each dwelling to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 50 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 40 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 50 per cent.
Increased	• Locate dwellings in line with the predominant front setback of dwellings along the street or a minimum of 6 metres with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 50 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 40 per cent.

Change Area	Design Response
Landscaping	
All areas	• Retain existing trees wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. • Provide one medium to large indigenous or native canopy tree for every 200 sqm. of site area including at least one large canopy tree in the front setback, **until the tree planting ratios are reviewed as part of the RDF in which case the updated ratios will prevail.** • Provide a 1 metre wide landscape strip along the length of any shared driveway adjacent to the fence line. • Minimise large areas of lawn within front setbacks by incorporating landscaping that comprises a mix of native or indigenous canopy trees and understorey vegetation. • Use curved garden beds within front setbacks to enable better softening of hard surface areas and opportunities for tree planting. • Use appropriate tree species and carefully selected planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees. • If there is no street tree within the frontage of a dwelling, a new street tree should be proposed. • Retain trees and vegetation in new development at or near ridgelines that contributes to the landscape. New native or indigenous trees should otherwise be planted on or near the ridgeline to form a continuous canopy.
Vehicle Storage and Access	
All areas	• Locate carports and garages behind the line of the dwelling ensuring they do not form a primary element of the façade composition. • Provide landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges to discourage car parking between the front wall of a dwelling that faces the street and the front property boundary. • Provide only one (1) new or existing single width vehicle crossover. • Location and design any new vehicle crossovers to not affect existing street trees or on street parking, and consider the rhythm and spacing of vehicle crossovers along the street. • If more than one (1) dwelling is proposed and the street frontage is more than 22 metres wide, a second crossover may be considered. This is only appropriate where this results in an improved site layout and landscaping outcome, there is at least 8 metres between each crossover, street trees are protected, planting opportunities are maintained in the front setback, on street parking is not reduced, and pedestrian and traffic safety is maintained. • Double width vehicle crossovers should only be considered where the street frontage is more than 22 metres wide and if street trees are protected, planting opportunities are maintained in the front setback, and on street parking is not reduced. • Finish driveways in muted tones and include curves and bends that provide sufficient room for landscaping at varying heights.

Change Area	Design Response
Front Fencing	
All areas	• Construct any retaining walls in timber or basalt.
Minimal and Incremental	• Avoid the construction of front fences.
Increased	• Provide open and low front fences with a maximum height of 1.2 metres along the frontage and within 3 metres of the frontage. This may be varied on sites that are adjacent to a main road.
Public Open Space & Heritage	
All areas	• Provide an active façade, including doors, windows or balconies adjacent or adjoining public open space or shared use paths to encourage activation within the public realm. • Encourage the use of low or open style fencing adjoining public open space or shared use paths to allow for passive surveillance and engagement with the public realm.
	Buildings on lots adjoining or adjacent a heritage place should: • complement the height, scale and setbacks of the heritage building • not visually dominate the heritage place • not obscure vistas and view lines to significant buildings